

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Croftley Road, 225' E of the c/l
York Road
(7 Croftley Road)
8th Election District
4th Council District

Kenneth A. Kleiber, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-205-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Kenneth A. and Frances E. Kleiber. The Petitioners seek relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front average setback of 20.5 feet in lieu of the required 30 feet for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. In this case, the Petitioners applied for an administrative variance on or about November 16, 2001. On January 12, 2002, the property was duly posted and advertised giving public notice of the requested relief. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested can demand a public hearing for a determination as to the merits of the request, provided they do so within 15 days of the sign posting. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner, upon review of the case file, can schedule the matter for a hearing. In this case, a letter of opposition was received from Charles DeVries, III and his wife, Kimberly DeVries, dated December 10, 2001, and the matter was scheduled for a public hearing on January 28, 2002. However, on the morning of the hearing, Mrs. DeVries telephoned

ORDER RECEIVED FOR FILING

Date

By

this office to advise that she and her husband were no longer opposed to the request and submitted, via facsimile, a letter withdrawing their request for hearing.

In any event, appearing at the requisite public hearing in support of the request were Kenneth and Frances Kleiber, property owners. There were no Protestants or other interested persons present.

The subject property at issue is a rectangular shaped parcel located on the south side of Croftley Road, not far from its intersection with York Road in Lutherville. In fact, this property is the first residential property on Croftley Road immediately upon entering that road from York Road. The dwelling on the adjacent, corner property facing York Road is zoned R.O. and used commercially. The subject property is approximately 68 feet wide and 160 feet deep, and contains a gross area of .24 acres, more or less, zoned D.R.5.5. The property is improved with a single family dwelling which has served as the Petitioners' residence for the past 34 years. It was indicated at the hearing that the house is oriented to face the north, and as such, the front door landing area is frequently covered with ice and subject to the elements associated with inclement weather. Moreover, there is no coat closet upon entering the home. Thus, the Petitioners propose enclosing the front door/porch area and constructing a 6' x 9' addition to provide a small entrance hall/foyer area and closet. Due to the location of the dwelling on the lot, a front setback of 23.5 feet will be provided; however, a minimum 30-foot front setback is required. Thus, the requested variance relief is necessary. The Petitioners requested relief to allow a front average setback of 20.5 feet, due to the fact that there will be several steps leading from the porch which will protrude an additional 3 feet into the front setback area. However, it appears that the actual front wall of the proposed addition will be 23.5 feet from the front property line.

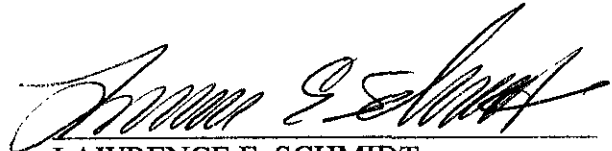
In any event, based upon the testimony and evidence presented, I am persuaded to grant the requested relief. As noted above, no one appeared in opposition to the request and there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Moreover, it is clear that the requested relief will not adversely affect the health, safety and general welfare of the surrounding locale and that strict compliance with the zoning regulations

would be unnecessarily burdensome for the Petitioners. In my view, the relief requested is appropriate in this instance and should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of February, 2002 that the Petition for Variance seeking relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front average setback of 20.5 feet in lieu of the required 30 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECORDED FOR FILING
2/1/02
[Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 1, 2002

Mr. & Mrs. Kenneth A. Kleiber
7 Croftley Road
Lutherville, Maryland 21093

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Croftley Road, 225' E of the c/l York Road
(7 Croftley Road)
8th Election District – 4th Council District
Kenneth A. Kleiber, et ux - Petitioners
Case No. 02-205-A

Dear Mr. & Mrs. Kleiber:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Rudolph F. Fischer, Jr.
12234 Long Green Pike, Glen Arm, Md. 21057
Mr. & Mrs. Charles DeVries, III
28 Croftley Road, Lutherville, Md. 21093
People's Counsel; Case File





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7 Croftley Road; Lutherville, MD.
which is presently zoned DRS-5 21093

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 303.1; BCZR TO PERMIT A

FRONT AVERAGE SETBACK OF FOR AN ADDITION OF 20.5' IN
LIEU OF THE REQUIRED 30ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Kenneth A. Kleiber

Name - Type or Print

Signature

Frances E. Kleiber

Name - Type or Print

Signature

7 Croftley Road 410-321-6095

Address Telephone No.

Lutherville, Maryland 21093

City State Zip Code

Representative to be Contacted:

Homes By Fischer, Inc.

Rudolph F. Fischer, Jr. - President

Name

12234 Long Green Pike 410-592-7774

Address Telephone No.

Glen Arm, Maryland 21057

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By SCM Date 11.16.01

Estimated Posting Date 11.25.01

CASE NO. 02-205A

REV 10/25/01

Date
By

ORDER RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

7 Croftley Road

That the Affiant(s) does/do presently reside at

Address		
Lutherville,	Maryland	21093
City	State	Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

We, the Owners (Mr. & Mrs. Kenneth A. Kleiber), presently have no front entrance foyer area (& closet) at the front door entrance to our home, and we really do need this 6'-6" deep x 7'-9" wide front entrance foyer addition (with closet) built onto the front of our home very much, and to make that part of that entire area much more useable and convenient.

Also, because our house was built sometime ago, and at a time when few closets were built in homes, we really do need the additional storage space that this front entrance foyer addition would create.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kenneth A. Kleiber
Signature

Kenneth A. Kleiber
Name - Type or Print

Frances E. Kleiber
Signature

Frances E. Kleiber
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of November, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Kenneth A. Kleiber and Frances E. Kleiber
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

D. Browning
Notary Public

My Commission Expires

D. BROWNING
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 3, 2003

SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED
 Reference - Section 303.1 Baltimore County Zoning Regulations

303.1 - In D.R.2, D.R.3.5 and D.R.5.5 Zones the front yard depth of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situated within 200 feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 feet on each side thereof; provided that no dwelling shall be required to be set back more than 60 feet in D.R.2 zones, 50 feet in D.R.3.5 zones and 40 feet in D.R.5.5 zones. In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefrom in the area regulations or D.R.2, D.R.3.5 and D.R.5.5 respectively.

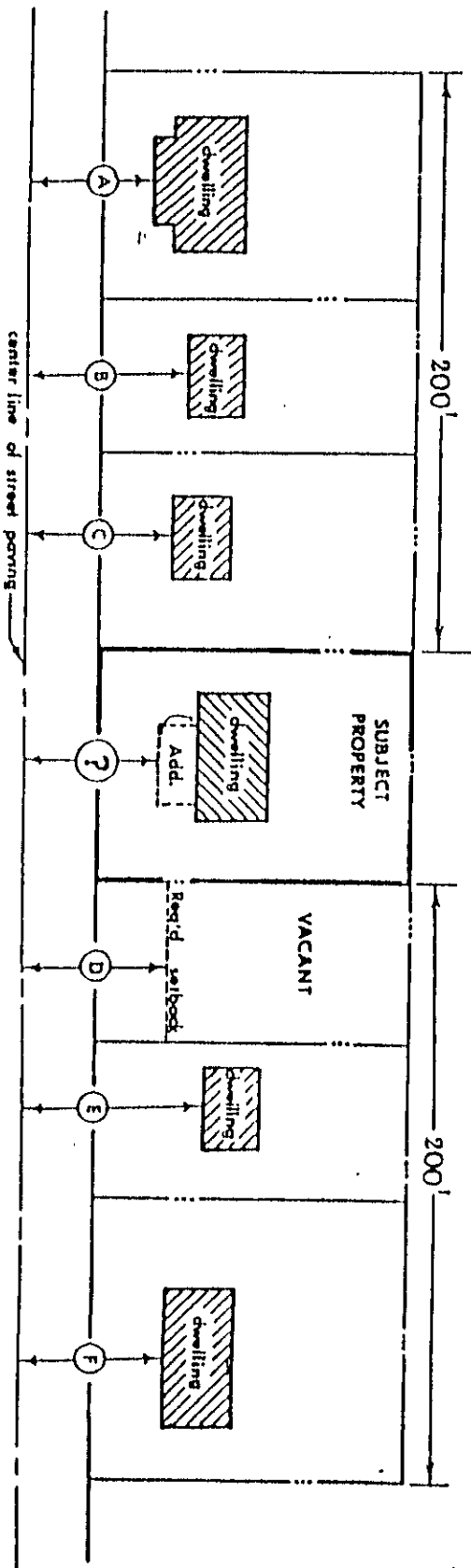
A	55	Fl.
B	55	Fl.
C	55	Fl.
D	—	Fl.
E	—	Fl.
F	—	Fl.
TOTAL (165) ÷ (3) = 55		

of dwellings
 REQUIRED FRONT SETBACK (averaged)

NORMAL REQUIRED SETBACKS
 D.R.2 - 65 ft.
 D.R.3.5- 55 ft.
 D.R.5.5- 50 ft.

Mr. & Mrs. KENNETH A. KLEIBER
 Applicant's name
 7 GROFFLEY ROAD, LUTHERVILLE, MD.
 Building address
 date 11.16.01
 21093

55 FROM 1/2 RT. of way
 -25
 30 RECD FR.T. SETBACK FROM PROP LINE



ZONING DESCRIPTION

Zoning Description For: 7 Croftley Road; Lutherville, MD. 21093

Beginning at a point on the South side of Croftley Road which is 50 feet wide
at the distance of 225 feet-East of the centerline of the nearest Improved Intersecting
street York Road which is 60 feet wide.

*Being Lot # 1, Block B, Section # 4 in the subdivision of Bridlewood

as recorded in Baltimore County Plat Book # 20, Folio # 87,

containing 10,692 square feet (or .24 acre).

Also known as 7 Croftley Road; Lutherville, MD. 21093

and located in the 8th. Election District, 4th. Councilmanic District.

205

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

205

No. 07801

DATE 11.16.11 ACCOUNT CC1 106-5160

AMOUNT \$ 50.00

RECEIVED FROM: K. KLEIGER 7 11/16/11 61

FOR: (CIT) AD. VAK.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCW

PAID RECEIPT

PAYMENT METHOD TIME
11/16/2011 11/16/2011 08:54:36
MIDNIGHT CASHIER ROOM LBN DRAWER
RECEIPT # 224557
DATE 5 11/16/2011 VERT LOCATION
PR NO. 007801

Receipt Tot 50.00
Paid to 00 00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0771

DATE 12-15-01 ACCOUNT 201-006-1120

AMOUNT \$ 40.00

RECEIVED FROM: Handmade Silverware

FOR: Remittance for Kenneth K. Kline

11 Capital Ave. Baltimore, MD 21203

\$ 00 20.55-71

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE 12/17/2001 09:53:19

RECEIPT 4 075.01

RECEIPT 5 075.01

RECEIPT 5 075.01

RECEIPT 5 075.01

RECEIPT 5 075.01

RECEIPT 5 075.01

RECEIPT 5 075.01

RECEIPT 5 075.01

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland, on the property identified herein as follows:

Case: #02-205-A
7 Croftley Road
S/S Croftley Road, 225' +/-
centerline of York Road
8th Election District
4th Councilmanic District
Legal Owner(s): Frances E. &
Kenneth A. Kleiber
Administrative Variance; to
permit a front average set-
back for one addition of
20.5 feet in lieu of the re-
quired 30 feet.
**Hearing: Monday, January
28, 2002 at 9:00 a.m. In
Room 407, County Courts
Building, 401 Bosley Ave-
nue.**

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the file and/or
hearing, Contact the Zoning
Review Office at (410) 887-
3391.

1/125 Jan. 10 C513928

CERTIFICATE OF PUBLICATION

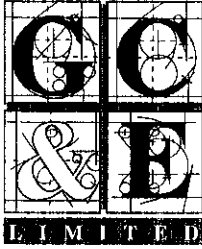
1/10, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 1/10/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 02-205-A
PETITIONER/DEVELOPER:
Kenneth A. & Frances E. Kleiber
DATE OF CLOSING:
December 10, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

Deliver to
Zoning

LOCATION:

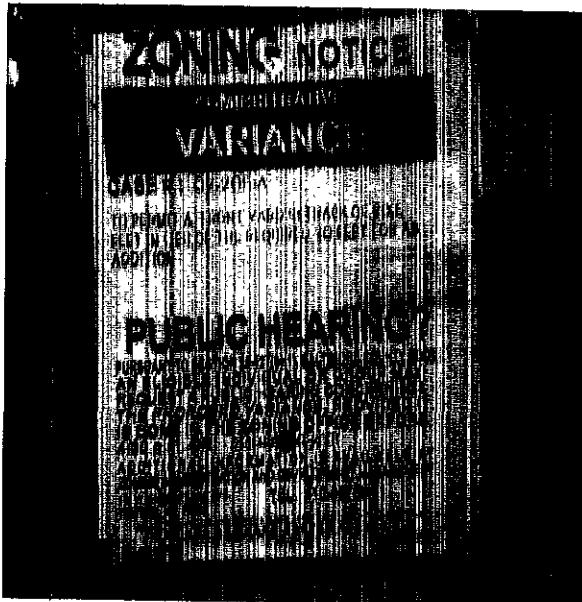
7 Croftley Road
Southeast side of Croftley Road, East of York Road on
the left side of the driveway

DATE: November 20, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON : November 19, 2001

CERTIFICATE OF POSTING

RE: Case No. 02-205-A
Petitioner/Developer: **Frances &
Kenneth Kleiber**
Hearing Date: **01/28/02**

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Mr. George Zahner

Ladies and Gentlemen:

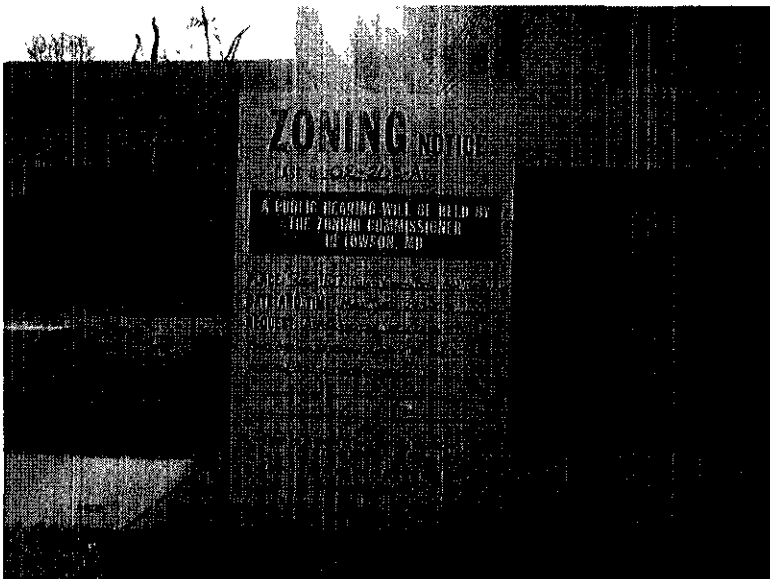
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **7 Croftley Rd.**

The sign(s) were posted on **01/12/02.**

Sincerely,



Thomas J. Hoff
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 02- 205 -A Address 7 Croftley RoadContact Person: J. Mewany Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 11.16.01 Posting Date: 11.25.01 Closing Date: 12.10.01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 02- 205 -A Address 7 Croftley Rd.
Petitioner's Name Ken Kleiber Telephone 410-321-6095Posting Date: 11.25.01 Closing Date: 12.10.01Wording for Sign: To Permit A FRONT SETBACK of 20.5 ft. in
 lieu of the required 30 ft. for an addition.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 205

Petitioner: Kenneth A. & Frances E. Kleiber

Address or Location: 7 Croftley Road; Lutherville, MD. 21093 - 5802

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kenneth A. & Frances E. Kleiber

Address: 7 Croftley Road

Lutherville, MD. 21093 - 5802

Telephone Number: 410-321-6095

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 10, 2002 Issue – Jeffersonian

Please forward billing to:

Kenneth A & Frances E Kleiber
7 Croftley Road
Lutherville MD 21093

410s 321-6095

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-205-A

7 Croftley Road

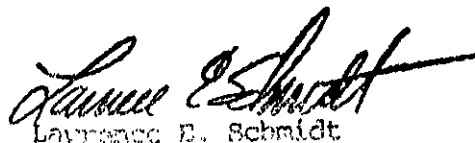
S/S Croftley Road, 225' +/- centerline of York Road

8th Election District – 4th Councilmanic District

Legal Owner: Frances E & Kenneth A Kleiber

Administrative Variance to permit a front average setback for one addition of 20.5 feet in lieu of the required 30 feet.

HEARING: Monday, January 28, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 27, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-205-A
7 Croftley Road
S/S Croftley Road, 225' +/- centerline of York Road
8th Election District – 4th Councilmanic District
Legal Owner: Frances E & Kenneth A Kleiber

Administrative Variance to permit a front average setback for one addition of 20.5 feet in lieu of the required 30 feet.

HEARING: Monday, January 28, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon *GJZ*
Director

C: Frances E & Kenneth A Kleiber, 7 Croftley Road, Lutherville 21093
Rudolph F Fischer Jr, Homes by Fischer, Inc., 12234 Long Green Pike,
Glen Arm 21057
Kimberly DeVries, 28 Croftley Road, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 12, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 25, 2002

Frances & Kenneth Kleiber
7 Croftley Road
Lutherville MD 21093

Dear Mr. Mrs. Kleiber:

RE: Case Number: 02-205-A, 7 Croftley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 16, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures


c: Rudolph F Fischer Jr, Homes by Fischer Inc, 12234 Long Green Pike,
Glen Arm 21057
People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** January 11, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item Nos. 200, 201, 202, 204, 205, 208,
209, 210, 211, 212, 213, 215, 216, 217,
218, 219, and 220
REVISED January 23, 2002
(Item No. 206 has been removed from
the above items and has been updated.)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 3, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 17, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

Drawings were not delivered to this office.

~~205~~, 213, 219, and 220

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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1/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February 27, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

FEB 27 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-205, 02-312 and 02-320

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.31.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED] JCM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

lv Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 26, 2001

Frances E & Kenneth A Kleiber
7 Croftley Road
Lutherville MD 21093

Dear Mr. & Mrs. Kleiber:

RE: Demand for Public Hearing, Administrative Variance, Case Number 02-205-A

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on December 10, 2001 for a public hearing concerning the above-proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. GDZ
Supervisor
Zoning Review

WCR: gdz

C: Kimberly DeVries, 28 Croftley Road, Lutherville 21093

Come visit the County's Website at www.co.ba.md.us



28 Croftley Rd.
Lutherville, Md. 21093
December 10, 2001

Zoning Board of Baltimore County
111 W. Chesapeake Ave.
Towson, Md. 21204

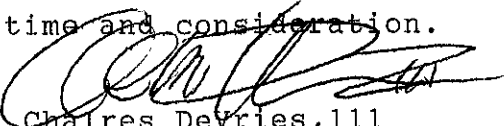
Dear Sir;

We are writing to protest the "exception" requested at #7 Croftley Rd. by the current owners. As residents of the neighborhood, we have only the county to rely upon to uphold the regulations in existence since there is no "homeowner association" to speak for us on issues such as this. We are protesting the request for a zoning exception for the following reasons:

1. The rules currently in existence do not allow it, and exist to preserve the integrity of the neighborhood. Without such rules, there is no uniformity to the community as laid out in the subdivision as originally set forth.
2. There is already an addition on the subject property, and a request for a porch does not qualify as a necessary feature for a home, especially when it would ruin the appearance of all the rest of the homes in the area, and result in the possible devaluation of our properties. When purchasing these homes, we the residents rely on the county rules to preserve the values by not letting frivolous "exceptions" be granted.

If you have any questions regarding our protest, I can be reached at 443-324-3835 or my home 410-583-9030. We are relying on our county officials to maintain the zoning regulations and be judicious in their decisions to grant exceptions.

Thank you for your time and consideration.


Chaires DeVries, 111
Kimberly DeVries
Kimberly DeVries

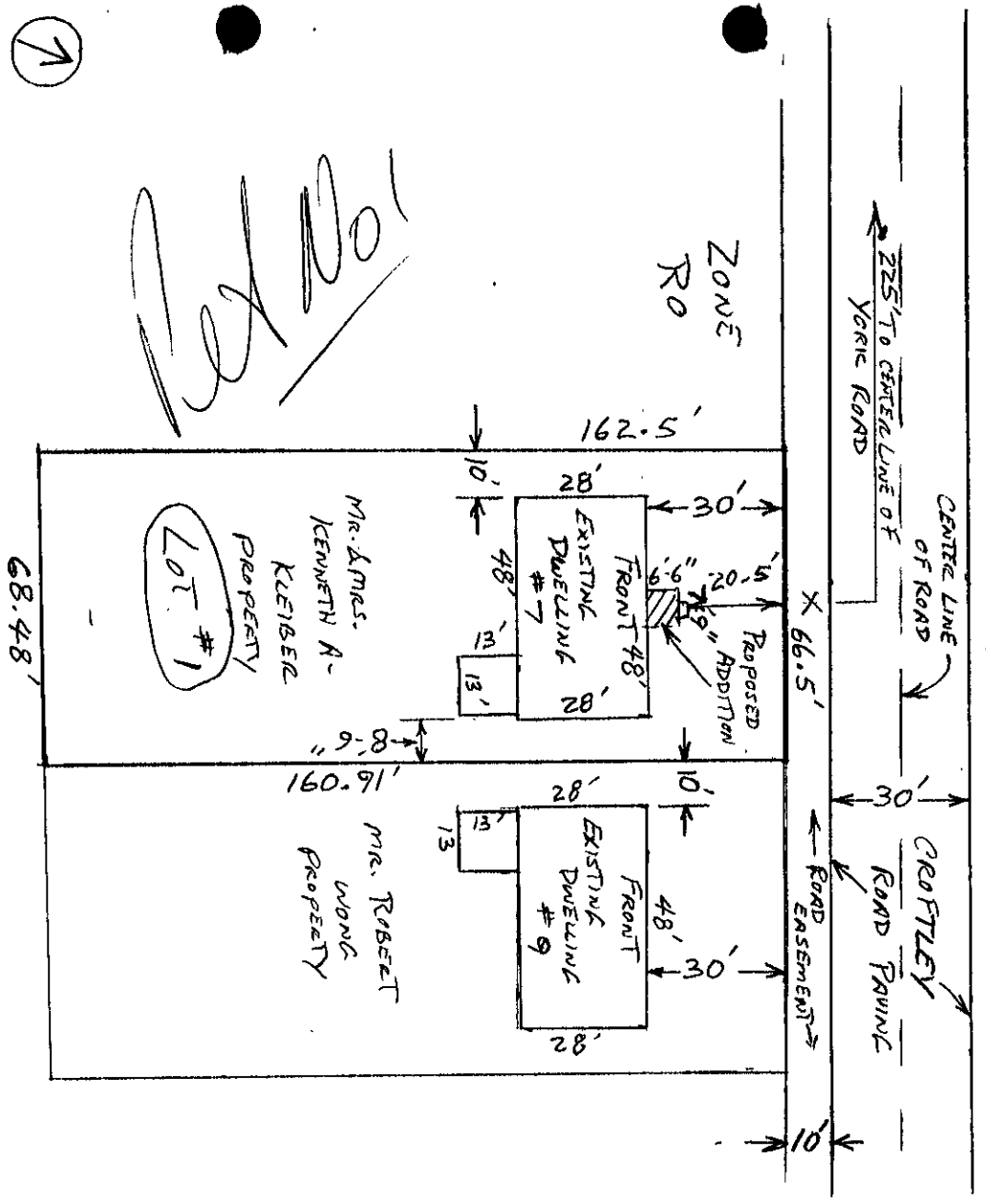
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7 CROFTLEY ROAD, LOTHEWILLE, MD. 21093 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BRIDLEWOOD

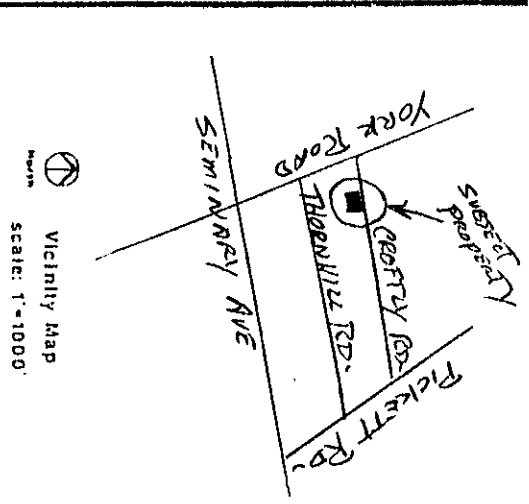
plat book # 20, folio # 87, lot # 1, section # 4

OWNER: KENNETH A. & FRANCES E. KLEIBER



Handwritten signature

North
date: 11-15-01
prepared by: Homes By Fischer, Inc Scale of Drawing: 1" = 40'
Kenneth A. Fischer, Inc - Resident



LOCATION INFORMATION

Election District: 8 TH.
Constitutional District: 4 TH.
1" = 200 scale map. NW 12-A
Zoning: DRS-5
Lot size: .24 acreage 10692 square feet

SEWER: ☒ PUBLIC ☐ PRIVATE
WATER: ☒ PUBLIC ☐ PRIVATE
Chesapeake Bay Critical Area: ☐ YES ☒ NO
Prior Zoning Hearings:

Zoning Office USE ONLY!

reviewed by: SCM ITEM #: 205 CASE #:

